

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
NEC Summerson & Coppersmith	* ZONING COMMISSIONER
Roads	
2522 Summerson Road	* OF BALTIMORE COUNTY
3rd Election District	
2nd Councilmanic District	* Case No. 95-420-A
Craig H. Newman, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Craig H. Newman and Barbara E. Newman, his wife, for that property known as 2522 Summerson Road in the Pickwick subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft. and a (corner lot) side setback of 10 ft. in lieu of the minimum required 8 ft. and 25 ft., respectively, for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECORDED & INDEXED
6/16/95
M. [Signature]

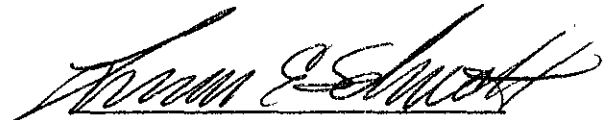
RECORDED & INDEXED

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of June, 1995 that the Petition for a Zoning Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft. and a (corner lot) side setback of 10 ft., in lieu of the minimum required 8 ft. and 25 ft., respectively, for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 15, 1995

Mr. and Mrs. Craig H. Newman
2522 Summerson Road
Baltimore, Maryland 21209

RE: Petition for Administrative Variance
Case No. 95-420-A
Property: 2522 Summerson Road

Dear Mr. and Mrs. Newman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

75-420-A

to the Zoning Commissioner of Baltimore County

for the property located at 2522 Summerson Road, Lot 24, Block "A",
3rd Election District, Pickwick which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (211.3 1955 Regs)

To allow a side yard setback of 3 feet and a (corner Lot) side setback of 10 feet in lieu of the minimum required 8 feet and 25 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Bedroom - Due to our expanding family, an additional bedroom is necessary. Our home is a rancher style which allows for expansion for this bedroom from the side as shown on the location plat.

Porch - The area shown on the plat allows for porch access from the kitchen door. No other area in the home would access from house.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Legal Owner(s)

(Type or Print Name)

Craig H. Neuman

(Type or Print Name)

Signature

Craig H. Neuman

Signature

Address

Barbara E. Neuman

(Type or Print Name)

City

State

Zipcode

Barbara E. Neuman

Signature

Attorney for Petitioner

(Type or Print Name)

h-410-484-0791

2522 Summerson Road w-410-602-0500

Address

Phone No

Signature

Baltimore, MD 21209

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature] DATE: 5-19-95

ESTIMATED POSTING DATE: 5/28



Printed with Soybean Ink
on Recycled Paper

ITEM #: 419

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto

That the Affiant(s) does/do presently reside at 2522 Summerson
address

Baltimore, MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Due to our expanding family, an additional bedroom is necessary, and our home is a rancher style which allows for this expansion from the side as shown on our location plat. The porch that we wish to build with access from the home, can only be built with access from the kitchen area.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Craig H. Neuman
(signature)

Craig H. Neuman
(type or print name)



Barbara E. Neuman
(signature)

Barbara E. Neuman
(type or print name)

Anne Arundel
STATE OF MARYLAND, COUNTY OF Baltimore to wit:

I HEREBY CERTIFY, this 18th day of May, 1995, before me a Notary Public of the State of Maryland in and for the County aforesaid personally appeared

Craig H. and Barbara E. Neuman

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s) and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

May 18, 1995
date

Tonia E. Baker
NOTARY PUBLIC

My Commission Expires 9/1/97

MICROFILMED

Zoning Description

Item # 419

95-420-A

Zoning Description for 2522 Summerson Road

Beginning at a point on the East side of
Coppersmith Road which is 50 feet wide at the
distance of 145 feet North of the center line
of the nearest improved intersecting street
which is 60 feet wide. Being lot # 25
Block "A" in the subdivision of Pickwick
as recorded in Baltimore County Plat Book # 29 Book # 30
Also known as 2522 Summerson Road as located in
the 3rd Election District.

95-470-17

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townen, Maryland

District 3rd

Date of Posting 7/26/85

Posted for: Vonnie

Petitioner: Craig & Barbara Newman

Location of property: 2522 Summer son Rd.

Location of Signs: Facing road on property being zoned

Remarks: _____

Posted by M. M. M. M.

Signature

Date of return: 6/2/85

Number of Signs: 1

MICROFILMED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Pawson, Maryland 21201

receipt
95-420-A

Account: R-001-6150

Date 5/19/95

Item Number: 419

Taken in by: *[Signature]*

Owner: Craig H. Neuman

Site: 2522 Summerich Rd.

#010 ——— Residential Variance (A392) Filing Fee — 50.⁰⁰

#080. ——— Sign & posting ——— 35.⁰⁰

Total — 85.⁰⁰

[Signature]

[Signature]

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 26, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-420-A (Item 419)
2522 Summerson Road
NEC Summerson and Coppersmith Roads
3rd Election District - 2nd Councilmanic
Legal Owner(s): Craig H. Neuman and Barbara E. Neuman

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before May 28, 1995. The closing date (June 15, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Craig and Barbara Neuman



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

Mr. and Mrs. Craig H. Neuman
2522 Summerson Road
Baltimore, Maryland 21209

RE: Item No.: 419
Case No.: 95-420-A
Petitioner: C. H. Neuman, et ux

Dear Mr. and Mrs. Neuman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 19 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 2, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 2522 Summerson Road

INFORMATION:

Item Number: 419

Petitioner: Neuman Property

Property Size: _____

Zoning: DR-5.5

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to allow a side yard setback of 3' and a side setback of 10 ' in lieu of the minimum required 8' and 25', respectively.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: Jeffrey W. Long

Division Chief: Caryl L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 5, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 5, 1995
Items 413, 414, 415, 416, 417, 418 and 419 *(circled)*

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

To: *Joyce Watson*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 6/2/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 5/30/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

413

414

415

417

418

419

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/31/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 413, 414, 417 AND 419.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

WIKI...
M...
M...





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-26-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 419 (JOS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

16

See Nos. 92-02, 94-02, 95-02, 96-02, 97-02, 98-02, 99-02, 100-02

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council

Oct. 15, 1992

Charles Howard IV

DATE
OF
PHOTOGRAPHY

SCALE
1" = 200'

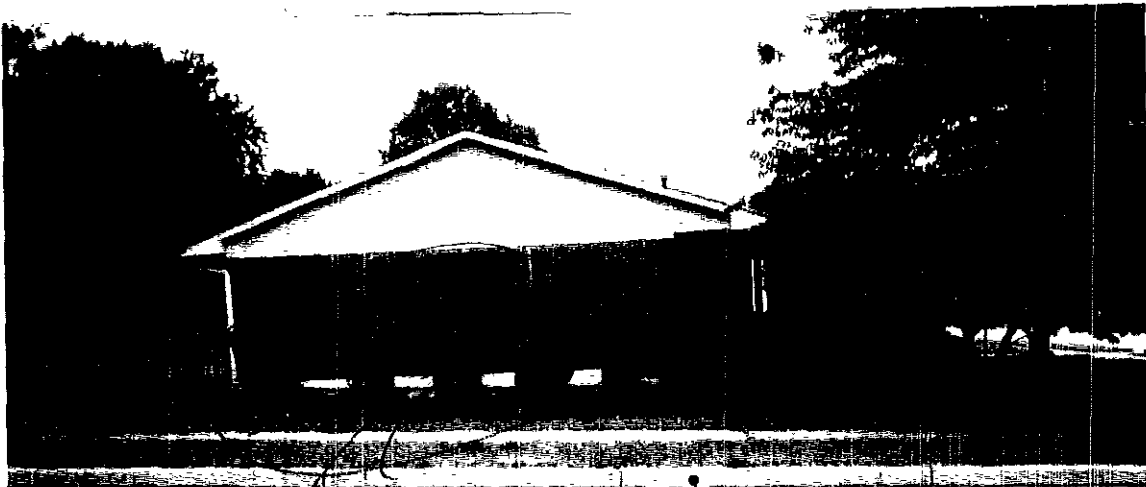
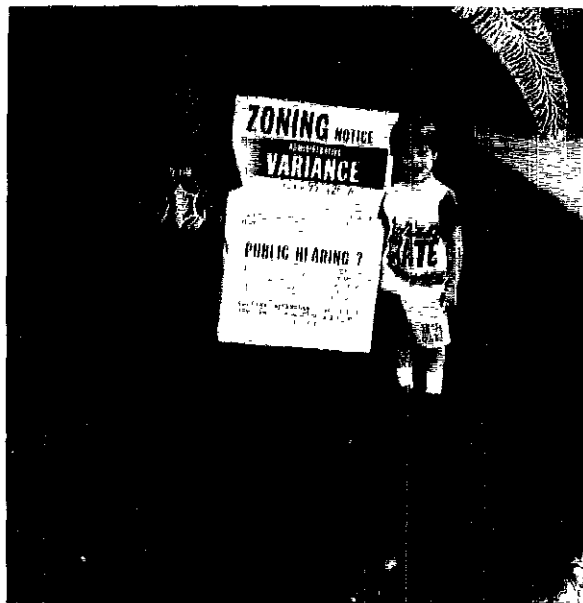
LOCATION
PIKEVILLE
AREA

N.W.
8-D

SHEET

LINCOLN AVE.
N 26,000
W 18,000





Prop.
Addn.

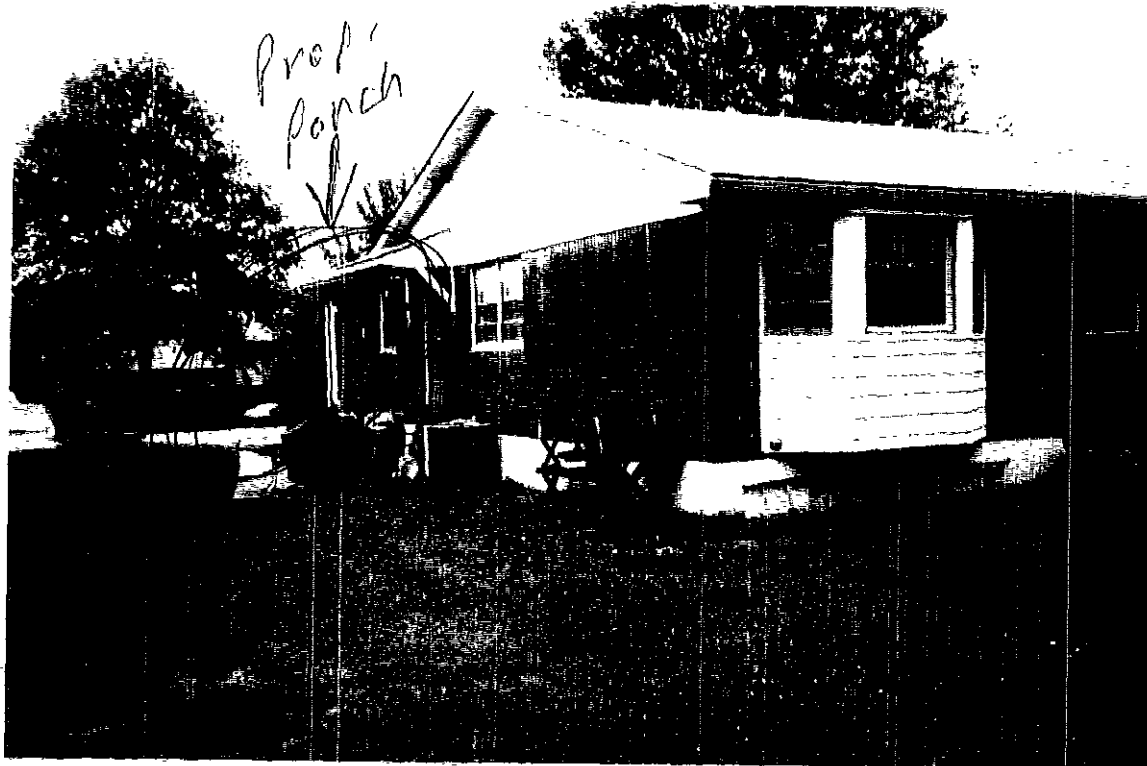
419

(Coppersmith RD)



Prop.
Porch

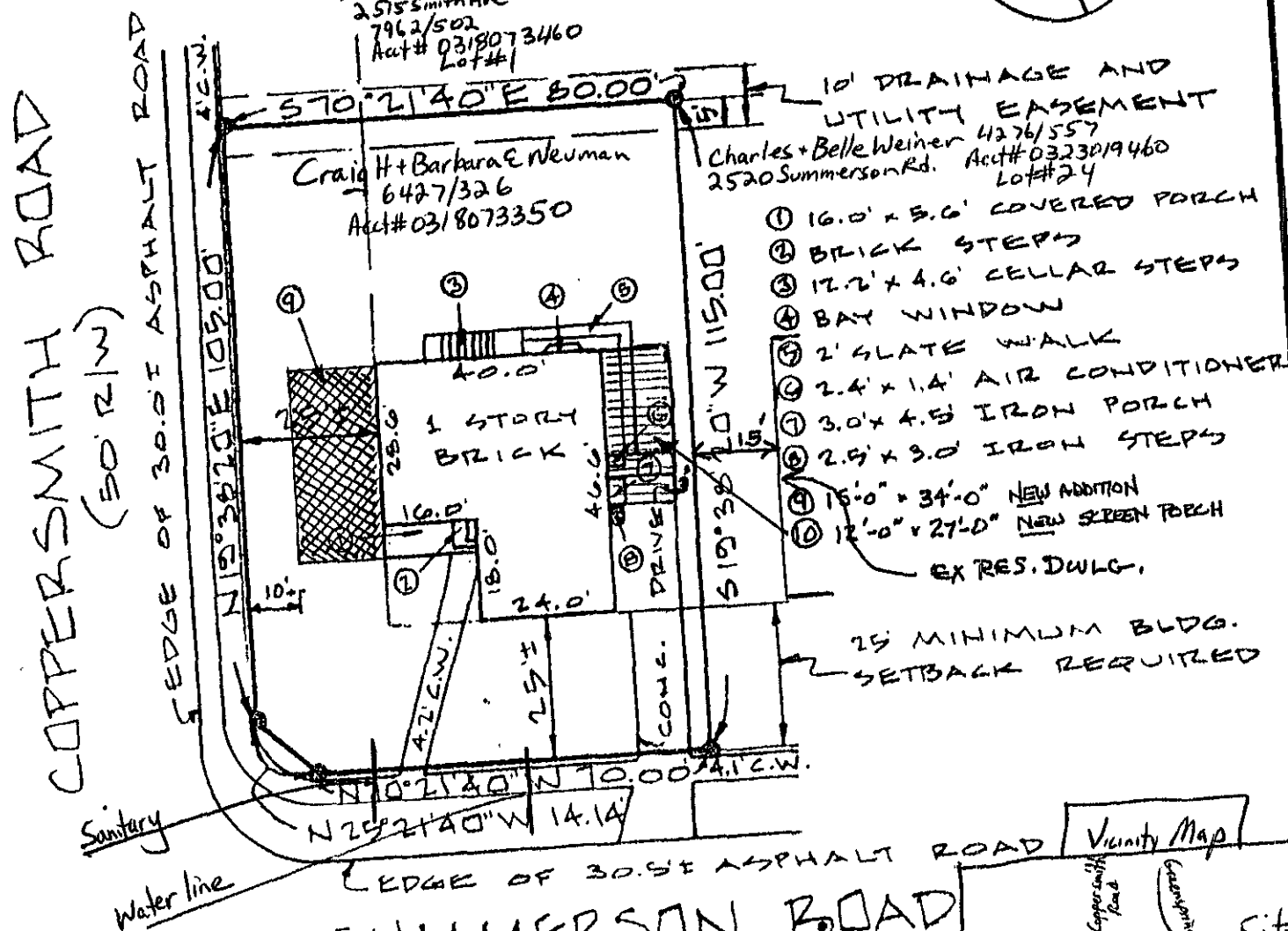
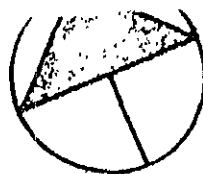
95-420-A



Prior zoning Hearing(s): NONE

Below.

95-420-A

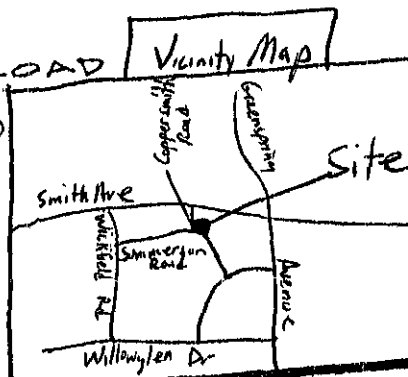


CONFIDENTIAL

public water + sewer

ZONING VARIANCE PLAN

PLAT BOOK R.R.G. NO. 29, FOLIO 30.



Zone D Dr. S. S. HOUSE LOCATION PLAT FOR
#2522 SUMMERSON ROAD
LOT 25 2ND CD. BLOCK "A" "PICKW"
SOUTHMORE COUNT

"PICKWICK

3 RD ELECTION DISTRICT

BALTIMORE COUNTY, MD

SCALE: 1" = 30'

RUSSELL R. KLAGES & ASSO
BALTIMORE, MARYLAND 21229

SCALE: 1" = 50'
DATE: JULY 28, 1982



PREPARED BY AIR PHOTOGRAPHICS, INC.
11000 WILSON AVE. WILSON, MD 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PIKESVILLE AREA	N.W. 8-D
DATE OF PHOTOGRAPHY JANUARY 1986	419	

95-420-A

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
NEC Summerson & Coppersmith
Roads
2522 Summerson Road
3rd Election District
2nd Councilmanic District
Craig H. Newman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-420-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Craig H. Newman and Barbara E. Newman, his wife, for that property known as 2522 Summerson Road in the Pickwick subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft. and a (corner lot) side setback of 10 ft. in lieu of the minimum required 8 ft. and 25 ft., respectively, for an addition. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of June, 1995 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 3 ft. and a (corner lot) side setback of 10 ft., in lieu of the minimum required 8 ft. and 25 ft., respectively, for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 15, 1995

Mr. and Mrs. Craig H. Newman
2522 Summerson Road
Baltimore, Maryland 21209

RE: Petition for Administrative Variance
Case No. 95-420-A
Property: 2522 Summerson Road

Dear Mr. and Mrs. Newman:

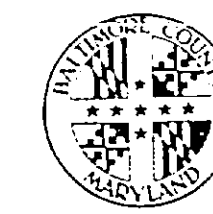
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance
95-420-A
to the Zoning Commissioner of Baltimore County

for the property located at 2522 Summerson Road, Lot 24, Block "A",
3rd Election District, Pickwick which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and (1802.3.B) side setback and side yard setback and made a part thereof, hereby petition for a Variance from Section(s)
To allow a side yard setback of 3 feet and a (corner lot) side setback of 10 feet in lieu of the minimum required 8 feet and 25 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Bedroom - Due to our expanding family, an additional bedroom is necessary. Our home is a rancher style which allows for expansion for this bedroom from the side as shown on the location plat.
Porch - The area shown on the plat allows for porch access from the kitchen door. No other area in the home would access from house.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(I/we do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):
Craig H. Newman
(Type or Print Name)

Signature: *Craig H. Newman*

Barbara E. Newman
(Type or Print Name)

Signature: *Barbara E. Newman*

Address: 2522 Summerson Road
Baltimore, MD 21209

City: Baltimore, MD 21209

State: MD

Zip: 21209

Name, Address and phone number of representative to be contacted

Name: Craig H. Newman

Address: 2522 Summerson Road

City: Baltimore, MD

State: MD

Zip: 21209

REVIEWED BY: *[Signature]* DATE: 5-19-95
ESTIMATED POSTING DATE: 5/28

Printed with Soybean Ink on Recycled Paper

ITEM #: 419

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto

That the Affiant(s) do(es) presently reside at 2522 Summerson Road
Baltimore, MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please restate in present tense)

Due to our expanding family, an additional bedroom is necessary, and our home is a rancher style which allows for this expansion from the side as shown on our location plat. The porch that we wish to build with access from the home, can only be built with access from the kitchen area.

That Affiant(s) acknowledge(s) that if a petition is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information

Craig H. Newman *Barbara E. Newman*
Craig H. Newman Barbara E. Newman
Anne Arundel County

I HEREBY CERTIFY, this 18th day of May, 1995, before me as a Notary Public of the State of Maryland, and the facts hereinabove set forth are true and correct to the best of my personal knowledge and belief

Craig H. and Barbara E. Newman

AS WITNESS my hand and Notarial Seal

May 18, 1995

My Commission Expires: 8/1/97

Zoning Description

Item # 419

Zoning Description for 2522 Summerson Road

Beginning at a point on the East side of Coppersmith Road which is 50 feet wide at the distance of 145 feet North of the centerline of the nearest improved intersecting street which is 60 feet wide. Being lot # 25 Block "A" in the subdivision of Pickwick as recorded in Baltimore County Plat Book # 29 Book # 30 Also known as 2522 Summerson Road as located in the 3rd Election District

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 7/24/95
Posted for: Notice
Petitioner: Craig H. Newman, Barbara E. Newman
Location of property: 2522 Summerson Rd.
Location of Signs: Being removed as property being posted
Remarks: *[Signature]* Date of return: 4/24/95
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 5-19-95

Owner: Craig H. Newman
Site: 2522 Summerson Rd.

1010 Residential Variance (420A) filing fee 50.00
080 Sign & posting 35.00
Total 85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 26, 1995

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-420-A (Item 419)
2522 Summerson Road
NEC Summerson and Coppersmith Roads
3rd Election District - 2nd Councilmanic
Legal Owner(s): Craig H. Newman and Barbara E. Newman

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 28, 1995. The closing date (June 15, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Johnson
Arnold Johnson
Director

cc: Craig and Barbara Newman

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

Mr. and Mrs. Craig H. Neuman
2522 Summerson Road
Baltimore, Maryland 21209

RE: Item No.: 419
Case No.: 95-420-A
Petitioner: C. H. Neuman, et ux

Dear Mr. and Mrs. Neuman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 19 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 2, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 2522 Summerson Road

INFORMATION:

Item Number: 419

Petitioner: Neuman Property

Property Size:

Zoning: DR-5.5

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to allow a side yard setback of 3' and a side setback of 10' in lieu of the minimum required 8' and 25', respectively.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol Kern*

PK/JL

ITEM419/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: June 5, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 5, 1995
Items 413, 414, 415, 416, 417, 418 and 419

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RNB:sw

To: *Joyce Watson*

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: *6/8/95*

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: *5/30/95*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 413
414
415
417
418
(419)

LS:sp

LETTY2/DEPRM/TXTSPB

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/31/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 413, 414, 417 AND *(419)*.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kessell
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *419 (505)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

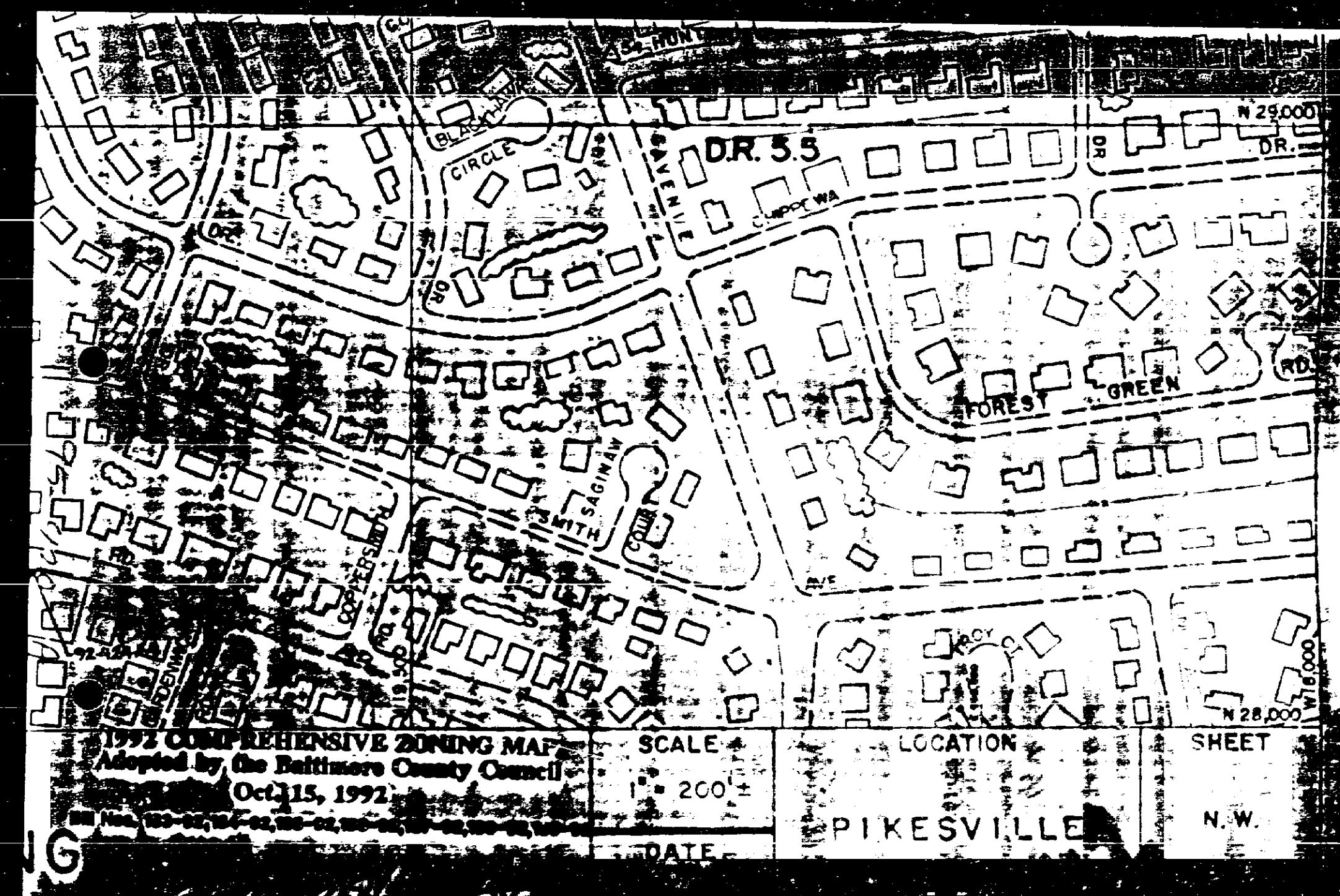
Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

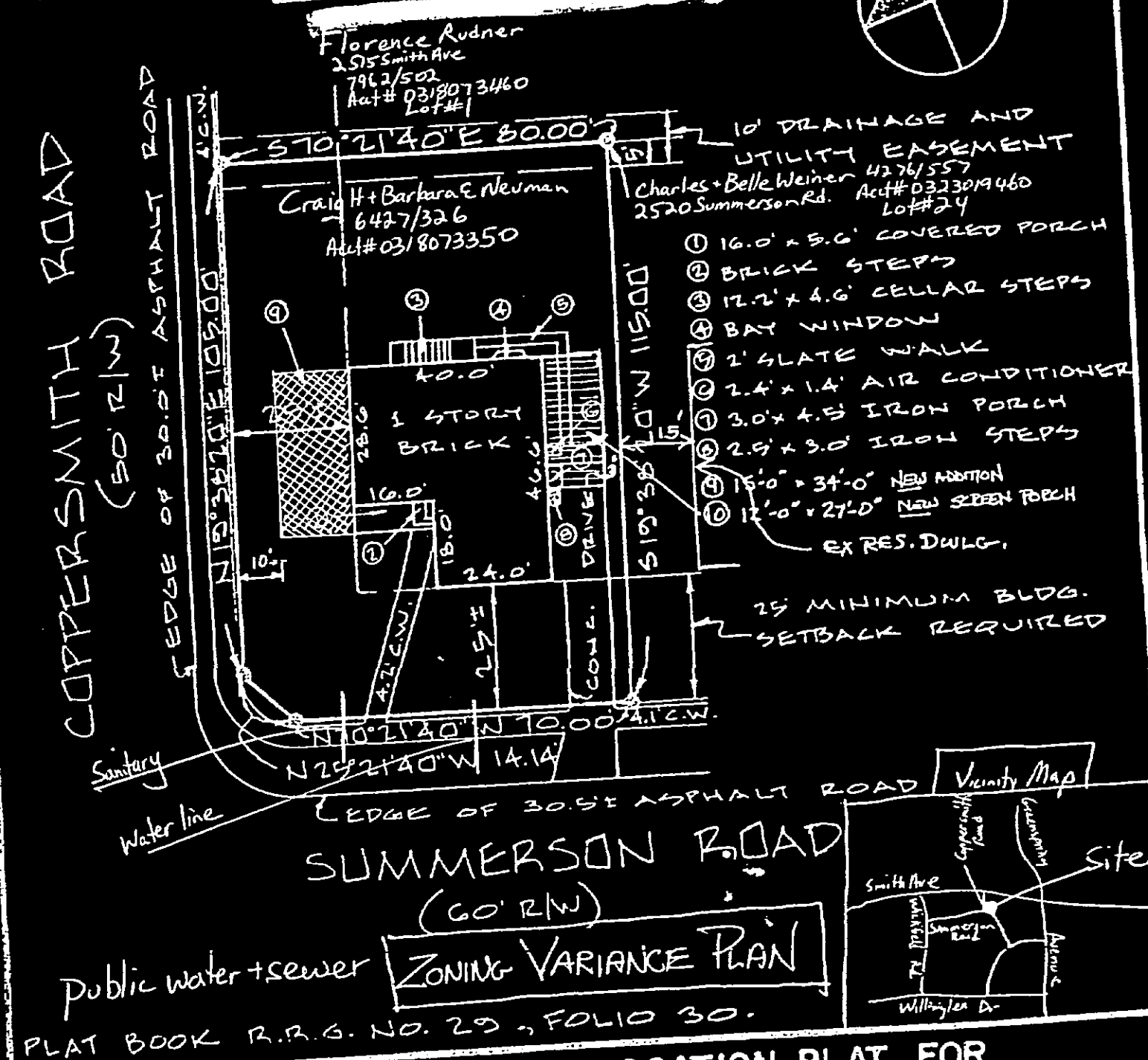


ZONING: DR-5
 Elect. Dist. 3
 CO. DIST: 2
 1" = 200' scale
 Zoning Map No. NW 8-D
 Lot Size: 8870 sq ft / .2 AC
 Chesapeake Bay
 Critical Area: NO
 Public Water & Sewer

Vicinity Map
 See
 Below.

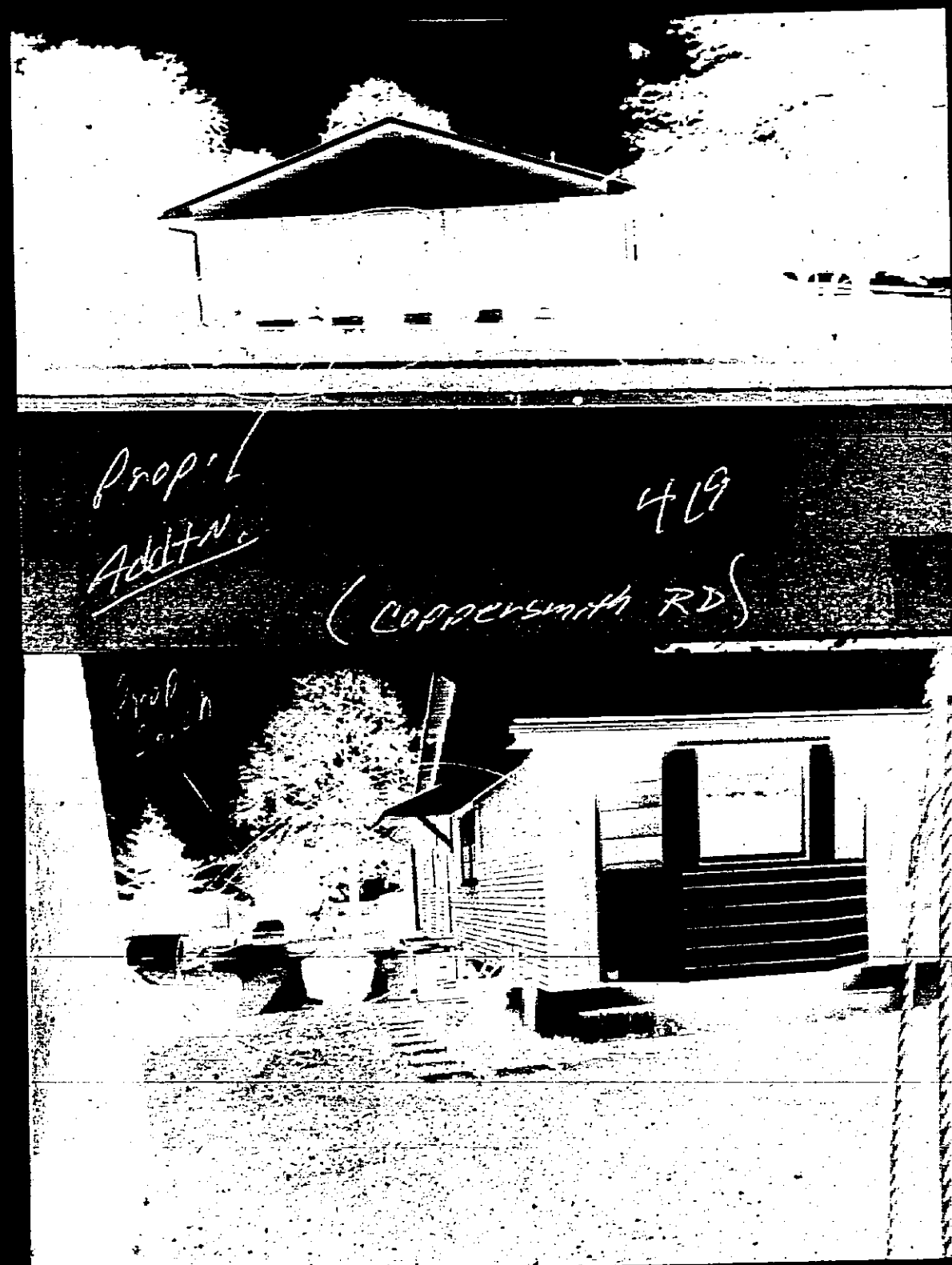
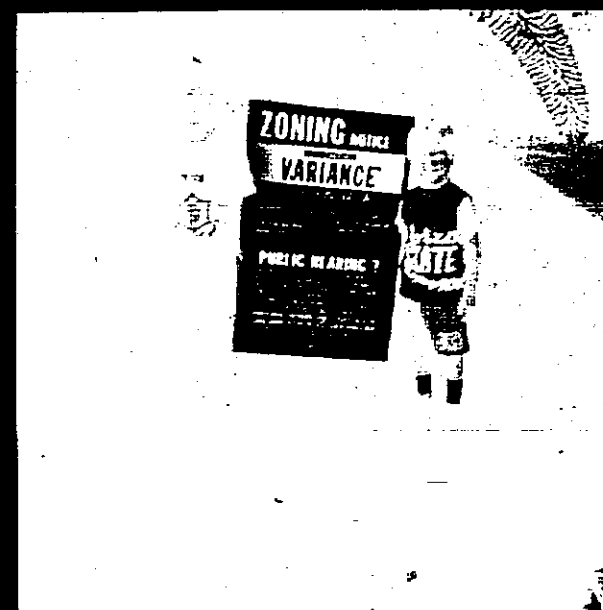
Reviewed by: *[Signature]*
 Item # 419 Case #
 Prior zoning Hearing(s): NONE

95-420-A



PLAT BOOK R.R.G. NO. 25, FOLIO 30.
 HOUSE LOCATION PLAT FOR
 #2522 SUMMERSON ROAD
 LOT 26 2ND CD BLOCK "A"
 "PICKWICK"
 3 RD ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 30'
 DATE: JULY 28, 1982
 RUSSELL R. KLAGES & ASSOC.
 BALTIMORE, MARYLAND 21229

95-420-A



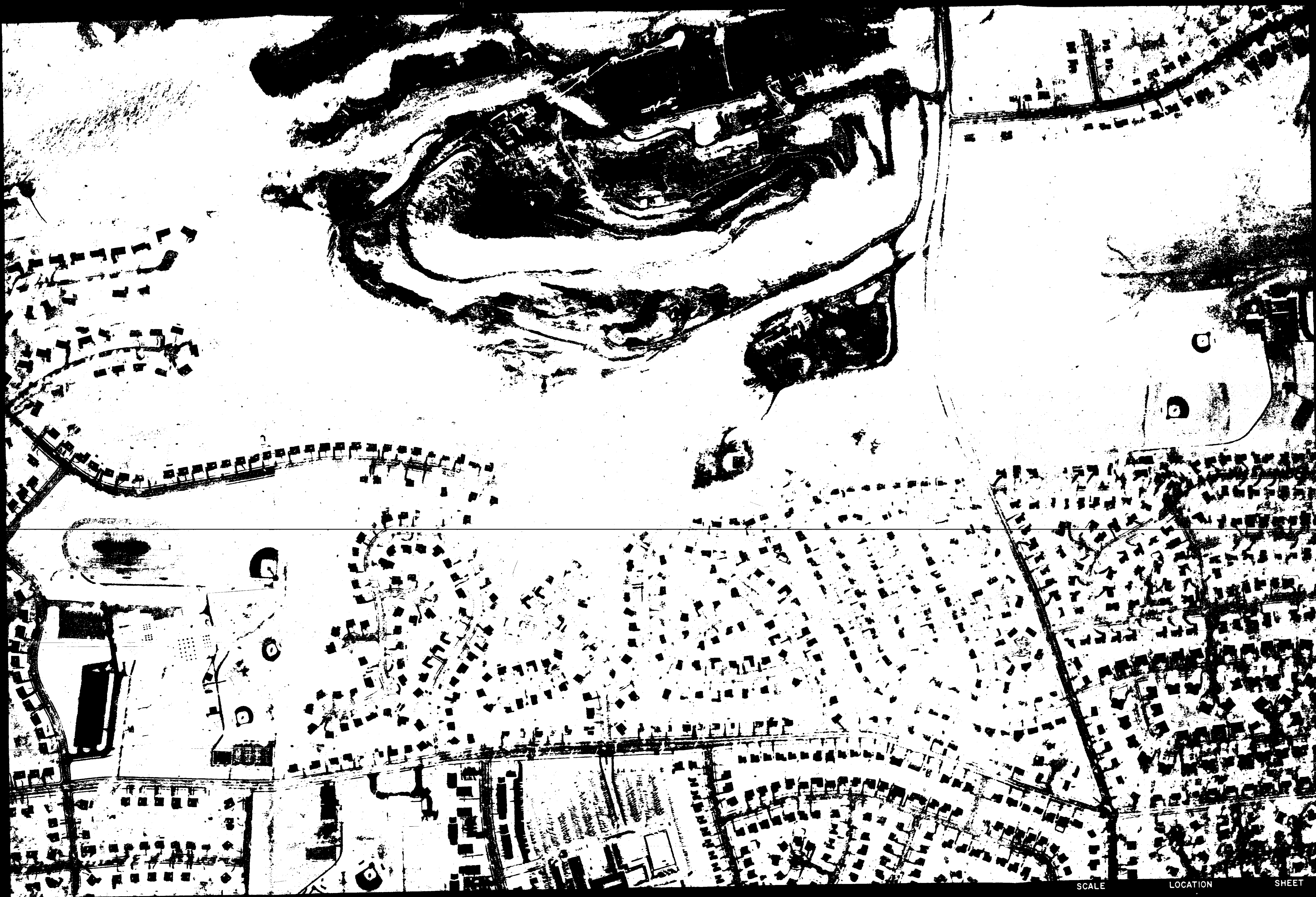
95-420-A



95-420-A

419

OFFLINE



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	PIKESVILLE	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	AREA	8-D

PREPARED BY AIR PHOTOGRAPHICS, INC.
BALTIMORE, MARYLAND